



Dickens Heath Road, Shirley

Guide Price £225,000





PROPERTY OVERVIEW

Presenting this immaculately presented, two-bedroom first floor apartment with NO UPWARD CHAIN, ideally suited for first-time buyers or astute investors. Situated in the sought-after location of Dickens Heath, this recently renovated property offers a contemporary living experience within walking distance to all local amenities.

Upon entry, a spacious hallway welcomes you with ample storage solutions. The heart of the home boasts a large open plan kitchen/dining & family room equipped with modern integrated appliances. The two generously sized bedrooms include a principal bedroom with an en-suite for added convenience. Completing this elegant apartment is a sleek family bathroom serving the remaining living quarters.

Exclusivity is guaranteed with an allocated parking space accessible through a secure gated entrance. Don't miss the opportunity to own this desirable property that seamlessly blends style, comfort, and functionality. Schedule your viewing today.





PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. The village centre, which this property overlooks, is the heart of the community. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra-curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.

Council Tax band: C

Tenure: Leasehold



- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Walking Distance To All Local Amenities
- Recently Refurbished Throughout
- Large Open Plan Kitchen / Dining & Family Room
- Two Spacious Bedrooms
- Family Bathroom & En-Suite
- Allocated Parking Space

HALLWAY

KITCHEN/DINING & FAMILY ROOM

24' 7" x 17' 10" (7.49m x 5.44m)

BEDROOM ONE

12' 7" x 8' 11" (3.84m x 2.72m)

ENSUITE

7' 2" x 4' 0" (2.18m x 1.22m)

BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m)

BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (743 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, some carpets and curtains, all blinds and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Service charge & ground rent - £2383.50 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

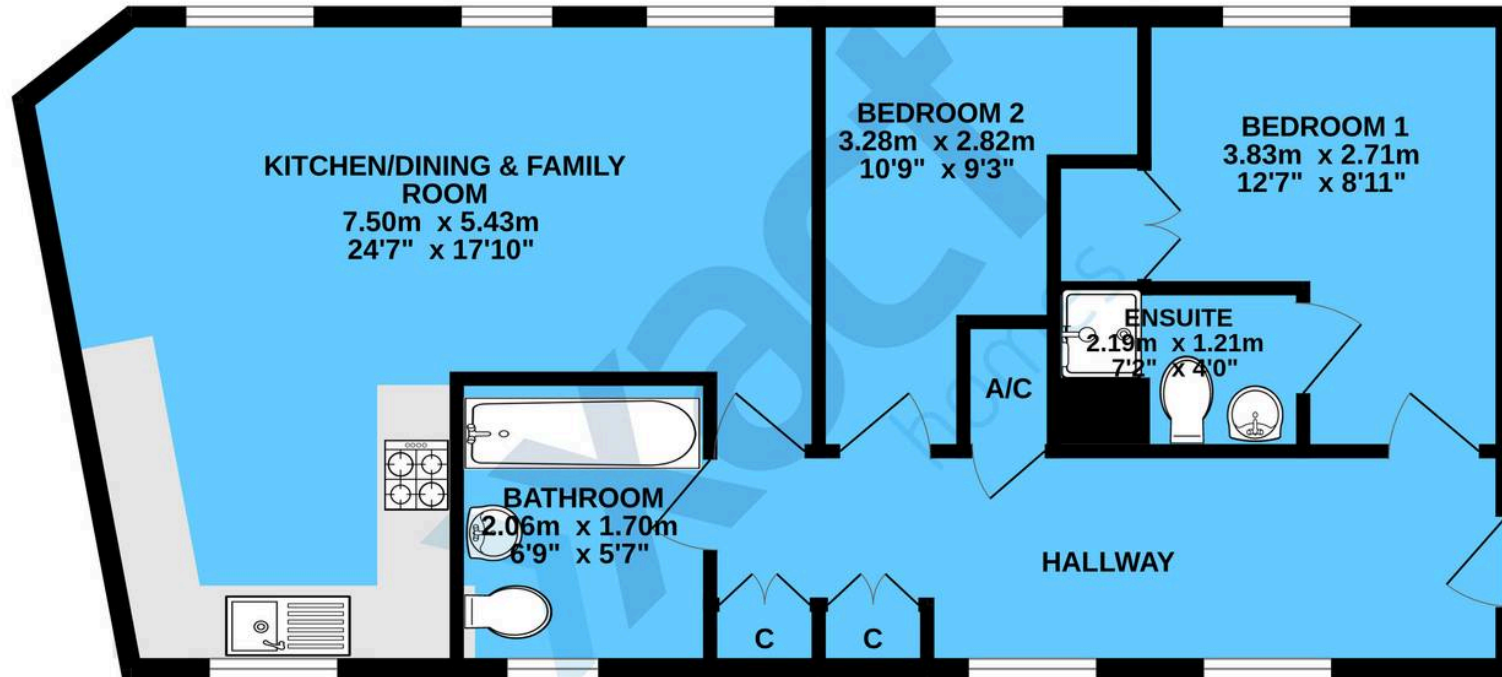
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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